



# Public Notice

U.S. Army Corps of Engineers, Norfolk District

February 15, 2008

CENAO-REG  
NAO-2008-00532-arl\_08-V0136

## FEDERAL PUBLIC NOTICE

The District Commander has received a joint application for Federal and State permits as described below:

Southview 66, LLC  
Attn: Arthur N. Fuccillo  
11501 Huff Court  
North Bethesda, Maryland 20895

WATERWAY AND LOCATION OF THE PROPOSED WORK: The approximately 103 acre project is located south of Interstate 66, and north of Lee Highway (Route 29) in Prince William County, Virginia and in HUC 02070010.

PROPOSED WORK AND PURPOSE: The project proposes impacting 0.02 acre of palustrine forested wetland, 0.02 acre of palustrine scrub-shrub wetland, 2.04 acres of palustrine emergent wetland and 725 linear feet of intermittent stream channel. The impacts area associated with the construction of a retail shopping mall.

As compensation for permanent impacts to 2.08 acres of wetlands, the applicant is proposing to purchase 2.11 wetland credits from the approved Cedar Run Wetland Mitigation Bank. As compensation for permanent impacts to 725 linear feet of intermittent stream channel, the applicant is proposing to purchase 1,541 Stream Credit Units from the approved Northern Virginia Stream Restoration Bank. The required stream mitigation compensation has been determined using COE/DEQ joint stream methodology.

In addition to the required Department of the Army permit, the applicant must obtain a Virginia Water Protection Permit from the Virginia Department of Environmental Quality (DEQ) assuring that applicable laws and regulations pertaining to water quality are not violated. Project drawings are attached.

AUTHORITY: Permits are required pursuant to Sections 401 and 404 of the Clean Water Act (Public Law 95-217) and Title 62.1 of the Code of Virginia.

FEDERAL EVALUATION OF APPLICATION: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. The decision will reflect the national concern for both protection and utilization of important resources. The benefits which reasonably may be expected from the proposal must be balanced against its reasonably foreseeable detriments. All of the proposal's relevant factors will be considered, including conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, flood plain values, land use classification, navigation, shoreline erosion and accretion, recreation,

water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, consideration of property ownership and, in general, the needs and welfare of the people. The Environmental Protection Agency's "Guidelines for Specification of Disposal Sites for Dredged or Fill Material" will also be applied (Section 404(b)(1) of the Clean Water Act).

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity. Anyone may request a public hearing to consider this permit application by writing to the District Commander within 30 days of the date of this notice, stating specific reasons for holding the public hearing. The District Commander will then decide if a hearing should be held.

Preliminary review indicates that: (1) no environmental impact statement will be required; (2) no species of fish, wildlife, or plant (or their critical habitat) listed as endangered or threatened under the Endangered Species Act of 1973 (PL 93-205) will be affected; and (3) no known properties eligible for inclusion or included in the National Register of Historic Places are in or near the permit area, or would likely be affected by the proposal. Additional information might change any of these findings. For compliance with the Coastal Zone Management Act of 1972, as amended, the applicant must certify that federally licensed or permitted activities affecting Virginia's coastal zone (Tidewater) will be conducted in a manner consistent with the Virginia Coastal Resources Management Program (VCP). For more information or to obtain a list of the enforceable programs of the VCP, contact the Department of Environmental Quality, Office of Environmental Impact Review at (804) 698-4330 or e-mail: [elirons@deq.virginia.gov](mailto:elirons@deq.virginia.gov).

**COMMENT PERIOD:** Comments on this project should be made in writing, addressed to the Norfolk District, Corps of Engineers, The Warrenton Field Office (ATTN: Ms. Anna Lawston), PO Box 911, Warrenton, Virginia 20188 and should be received by the close of business on **Monday, March 17, 2008.**

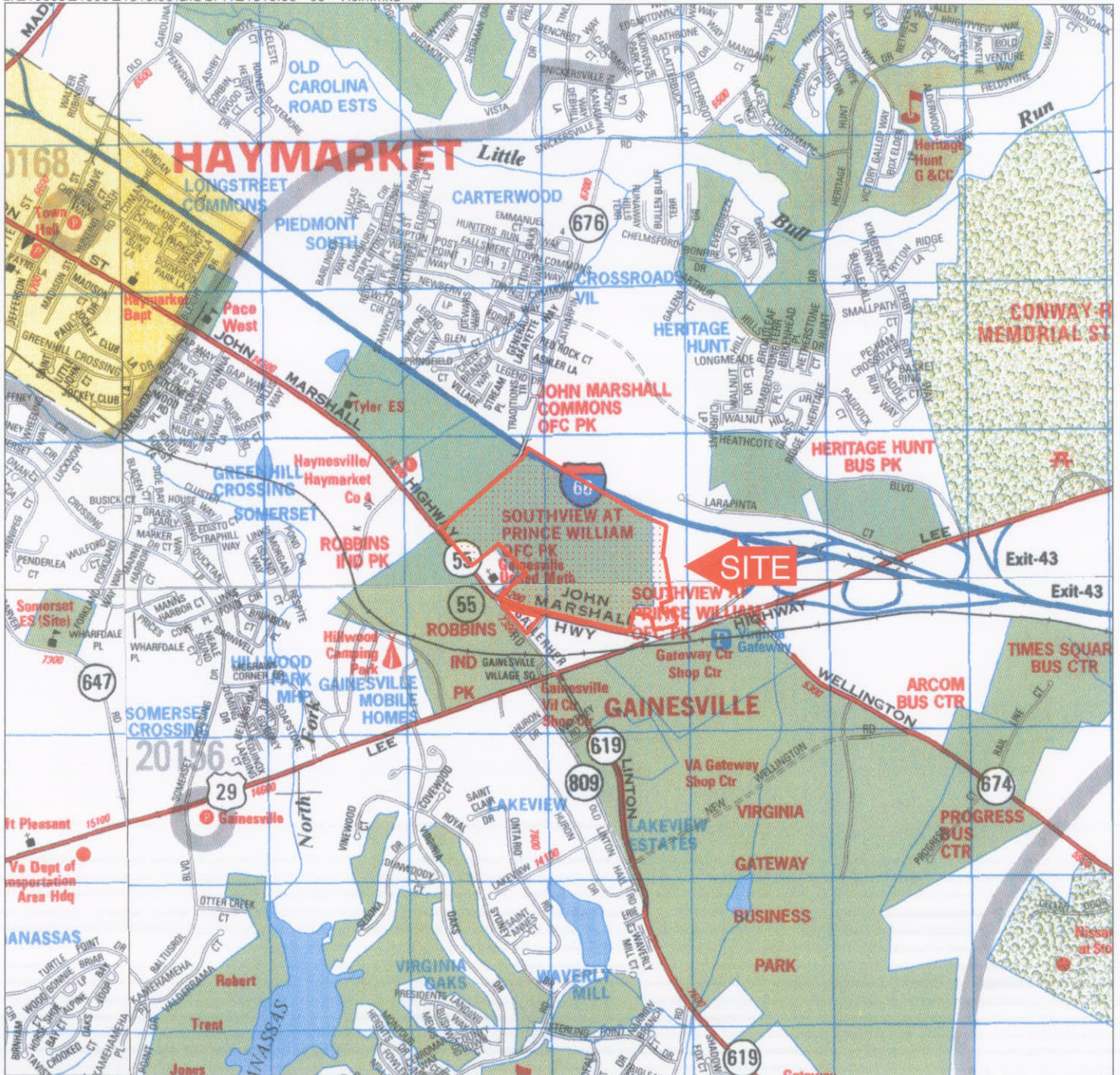
If you have any questions about this project or the permit process, please call Ms. Anna Lawston in the Warrenton Field Office at (540) 428-2864.

FOR THE DISTRICT COMMANDER:

Keith B. Lockwood  
Chief, Northern Virginia  
Regulatory Section

Attachment: Drawings



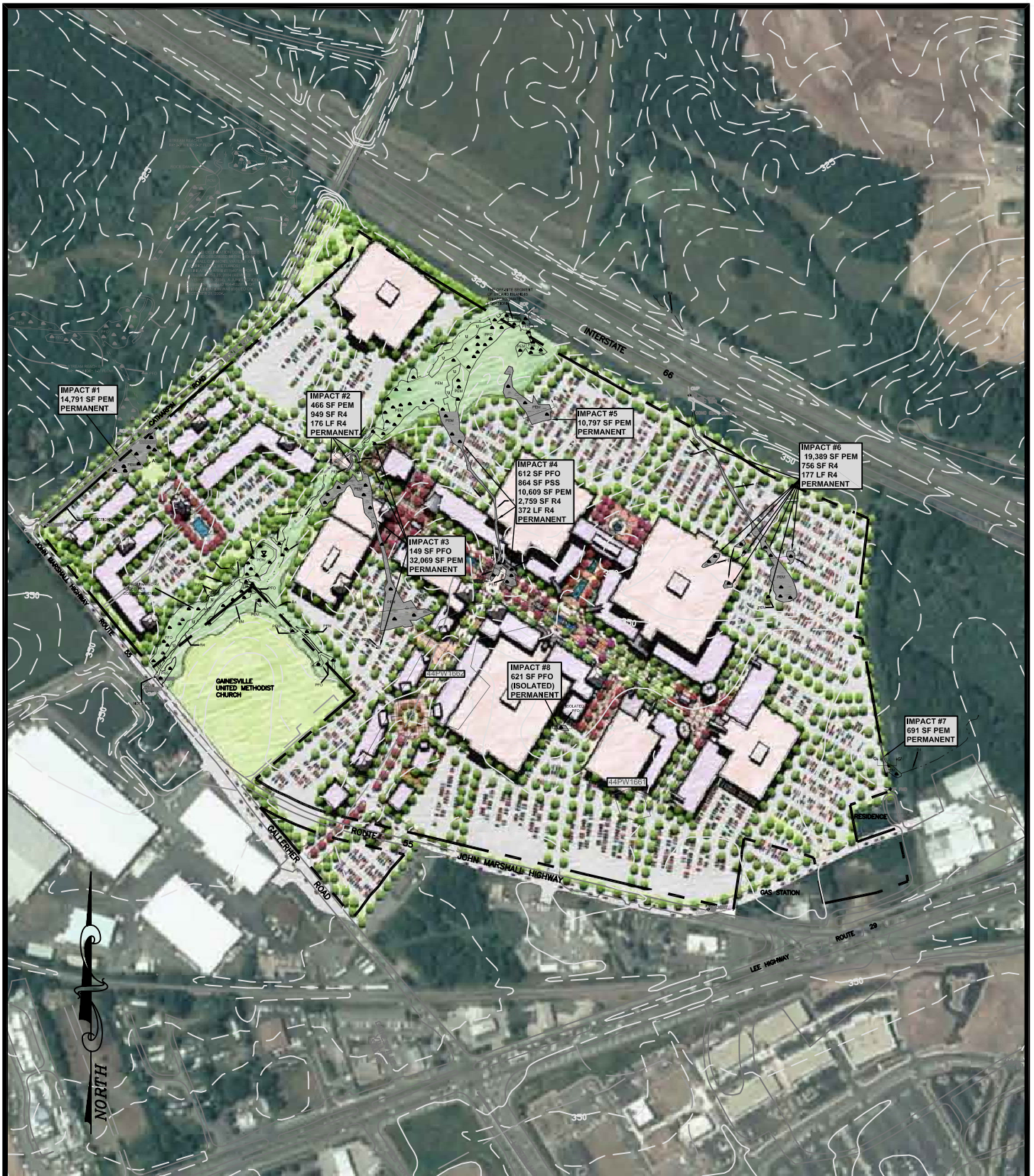


Copyright ADC The Map People  
Permitted Use Number 30411160

**Vicinity Map**  
**The Grove at Gainesville**  
WSSI #21310.06  
Scale: 1" = 2000'







Computer File Name:  
L:\21310.06\CADD\07-REGS\w-impacts.dwg

Design	Draft	Approved
DWC	DWC	DCL

Sheet #  
2 of 10

SCALE: 1" = 500'

DATE: JAN 2008

## OVERALL WETLAND IMPACT MAP

Prepared For: SOUTHVIEW 66, LLC

### THE GROVE AT GAINESVILLE

PRINCE WILLIAM COUNTY, VA Copyright © 2008 Wetland Studies and Solutions, Inc.



5300 Wellington Branch Drive • Suite 100  
Gainesville, Virginia 20155  
Phone 703 679 5600 • Fax 703 679 5601  
www.wetlandstudies.com

